

*Manorside*  
WYNYARD





WYNYARD PARK

# Building your dream



Cross Manorside's own bridge, pass through its stone and wrought iron gateway and you will find yourself in an enclave of privilege in the already exclusive setting of Wynyard Park. This exceptionally high quality location is reserved for self-build homes, providing you with a rare opportunity to create the home of your dreams in a setting others can only dream about.

Manorside is situated in and surrounded by 10 acres of mature woodland in an area of high landscape value. That's not all. You have direct access to a further 150 acres of privately owned woodland whether for a gentle stroll, brisk jog or a leisurely cycle.

Each plot is planned to the highest standards in keeping with the estate principles, to promote exclusivity and maintain local character. *You cannot aspire to a higher quality of life.*

**Discover the Manorside difference.**

- *Your own plot with your house built to your design*
- *Private gated access*
- *Greenfield site in rolling wooded terrain*
- *Shared areas maintained by the Estate Team*

# Manorside: your place within the vision

Wynyard Park is truly splendid – the last element in transforming the historic Wynyard country estate into a different concept for living and working.

Wynyard Park will grow into a self-sustaining, exclusive community with its own amenities and transportation. From magnificent self-build to outstanding executive homes, all will share in the tranquil wooded setting.



**WYNYARD PARK**



**WYNYARD VILLAGE**  
The famous residential enclave with its own golf course.



**WYNYARD HALL**  
The 4-star country house hotel and former mansion of the Marquis of Londonderry.



**WYNYARD BUSINESS PARK**  
The new model for success in business and fulfilment at work.



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**KEY TO THE MASTERPLAN**

- 1 Taylor Wimpey
- 2 Manorside
- 3 Taylor Wimpey
- 4 Wellington Gardens
- 5 Rose Garden
- 6 The Beaumont
- 7 Retirement/Care Village
- 8 Retail/Leisure
- 9 Avant/Story Homes
- 10 PRS
- 11 Barratt/David Wilson Homes

# Designing the home of your dreams

**Self-build gives you the opportunity to create the home of your dreams using the best materials and workmanship at much less than the price of buying the equivalent on the market.**

Unlike a house from the property pages or a housebuilder, your home will exactly reflect your tastes and aspirations. Traditional, contemporary, eclectic, adventurous, eco-advanced... as long as it complies with our Design Code, you can be as creative as you like.



Manorside is one of the few areas selected to become an exclusive, self-contained community of self-build homes, taking advantage of Wynyard Park's wooded and rolling landscape. Whilst your position is privileged, you also have easy access to the whole Park's growing amenities - the perfect balance.



## The Design Code

**All developers, including self-build, must comply with this code covering details such as materials, style, quality and dimensions.**

Based on the best of North Yorkshire country architecture, it allows for self-expression whilst ensuring visual harmony between neighbouring houses and with their idyllic surroundings.

Encompassing both traditional and contemporary concepts, the Code is used to convey our vision to local councils and assess your proposals prior to applying for planning permission.



**Who doesn't dream of a graceful home in a setting which brings you closer to the natural world?**

Wynyard Park is unique in being both a greenfield and a greenleaf site. Our 180 acres of woodland is the defining feature, an uninterrupted back-drop to a better quality of life. At Manorside you are privileged to have on your doorstep this rich resource for walking, cycling, exercise, and natural history.

## The Manorside: living in a picturesque landscape



The fine environment of Manorside will provide a sense of place, not just to build, but to build judiciously. As Wynyard Park develops it will appear indeed as one large park, thanks to inspired planting, adding colour to what is already a green and pleasant place.



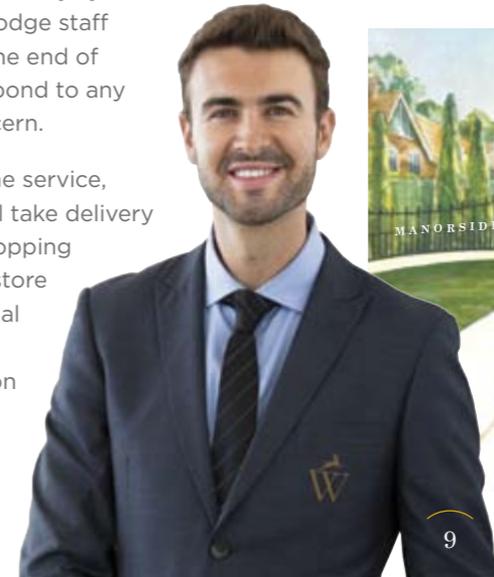
## Peace of mind

**Residents everywhere are free to enjoy a quiet, undisturbed life style. They can relax in the knowledge that Wynyard Park's exclusive concierge service provides a team of on-site professionals maintaining a sophisticated 24/7 service and patrol.**



The secure, gated entry system is monitored by lodge staff who are also at the end of the phone to respond to any suspicion or concern.

And, as part of the service, the concierge will take delivery of your online shopping orders and then store foodstuff in special cold rooms - a traditional solution for a digital age.



## The essence of Manorside

Living in a self-built home of distinction,  
within a secure self-contained enclave bearing  
a celebrated name, close to nature  
but well connected, exclusive but part of  
a place rich in amenities.....  
*how different would that feel?*



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